

37 Upper Bevendean Avenue, Brighton, BN2 4FG

Spencer  
& Leigh



## 37 Upper Bevendean Avenue, Brighton, BN2 4FG

Guide Price £450,000 - £475,000 Freehold

- Semi-Detached Family Home
- Extended & Open Plan Living Space
- Separate Garden Office
- Delightful Roof Terrace
- Potential to extend STNC
- Landscaped and Terraced Rear Garden
- Backing onto Nature Reserve
- Large Kitchen with Integrated Appliances
- Huge Through Lounge/Diner
- Off Street Parking and Garage

GUIDE PRICE £450,000 - £475,000

Backing onto 'Bevendean Down', a part of the South Downs National Park, is this Extended Family Home. Boasting Three Spacious Bedrooms and an additional wooden home office or cabin, this property is truly one not to be missed!

The Ground Floor offers incredible versatility and is an extensive area, stretching over 35 feet into the bay at the front, providing ample space for Family Relaxation, Dining, or Children's play. The Kitchen enjoys the same spacious extension and features an extended counter work surface along with abundant storage. Both rooms face the garden, which is accessible through Glazed French doors leading to a paved terrace. The Garden backs onto the South Downs National Park and is primarily laid to lawn, with a raised terrace that captures the evening sun and includes a wooden cabin office equipped with power, lighting, and electric heating, making it usable throughout the year. Additionally, the garden grants access to downland walks that lead to the 'Bevendean Community Garden' via the Nature Reserve.

Returning inside, the stairs lead to the First Floor where all Three Bedrooms are generously sized. Two could serve as principal bedrooms; one boasts an attractive bay front and a series of wardrobes along one wall, while the other, whilst slightly smaller, opens gracefully onto a decked roof terrace that has hosted numerous meals and perhaps a cold beer or two on a Summer's evening.

Don't hesitate to book your viewing to experience all this Family Home and Lovely Community have to offer!



On the outskirts of Brighton & Hove Bevendean offers easy access to the universities, Falmer Stadium and sporting facilities whilst the South Downs is on the Doorstep. Travel networks in and out of the city are also readily available as well as local shops and Good Schools.



Entrance  
 Entrance Hallway  
 Living/Dining Room  
 22'11 x 11'9  
 Reception Room  
 13'1 x 12'1  
 Kitchen  
 19'4 x 6'10  
 Stairs rising to First Floor  
 Bedroom  
 13'1 x 11'1  
 Bedroom  
 11'5 x 9'10

Bedroom  
 7'6 x 7'2  
 Family Bathroom

OUTSIDE  
 Terrace  
 Rear Garden

Garage  
 16'4 x 9'2  
 Cabin  
 13'5 x 10'2

Property Information  
 Council Tax Band C: £2,078.28 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, Shared Driveway and un-restricted off road parking  
 Broadband: Standard 6Mbps, Superfast 56Mbps & Ultrafast 1000Mbps available (OFCOM checker)  
 Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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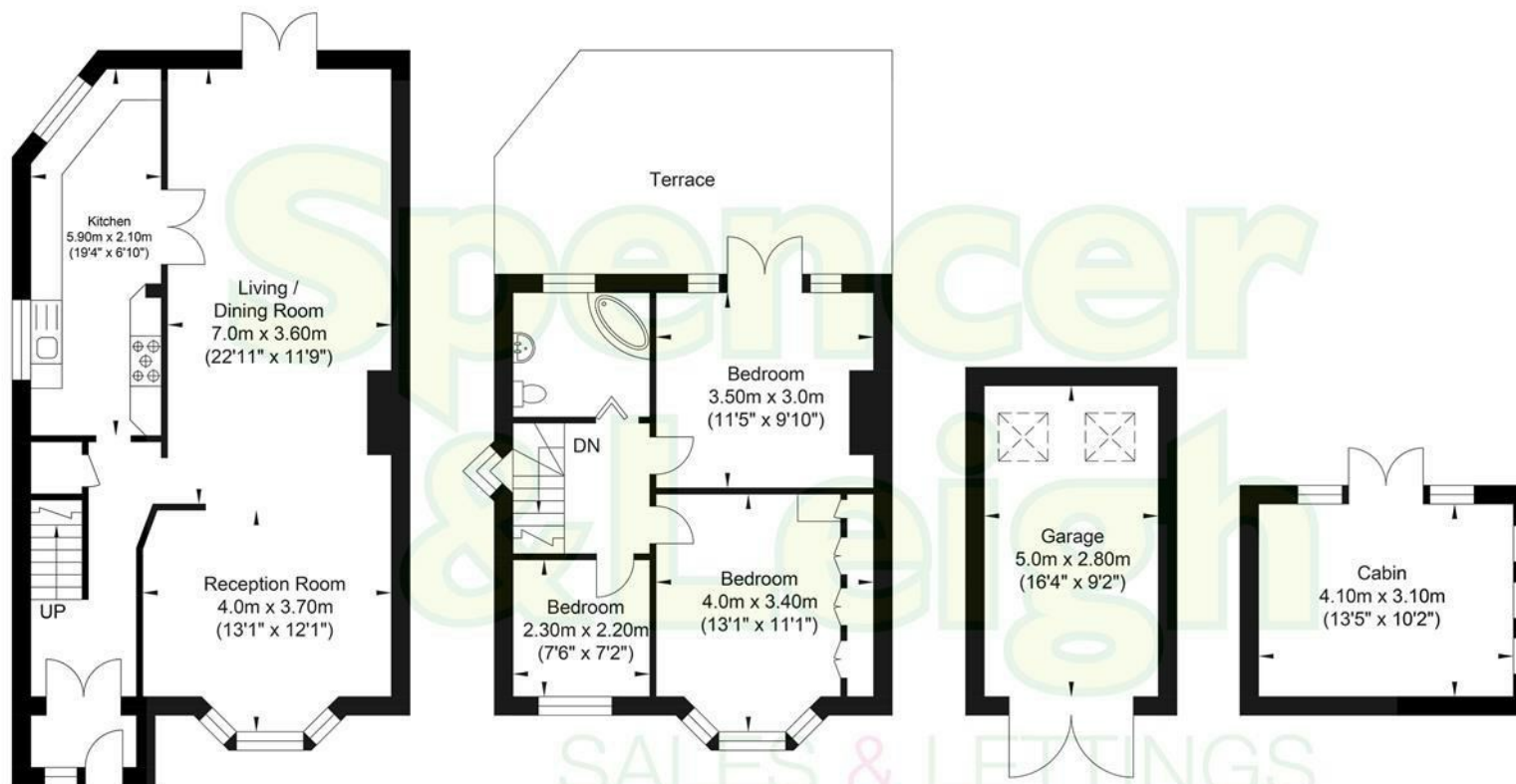
Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Upper Bevendean Avenue



Ground Floor  
Approximate Floor Area  
651.32 sq ft  
(60.51 sq m)

First Floor  
Approximate Floor Area  
415.80 sq ft  
(38.63 sq m)

Garage  
Approximate Floor Area  
150.69 sq ft  
(14.0 sq m)

Outbuilding  
Approximate Floor Area  
136.80 sq ft  
(12.71 sq m)

Approximate Gross Internal Area = 125.85 sq m / 1354.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.